

**STATE OF CONNECTICUT**

RETURN DATE: JUNE 23, 2020

: SUPERIOR COURT

ROBERT J. VALENTINE

: J.D. OF STAMFORD/NORWALK

VS.

: AT STAMFORD

BOARD OF ASSESSMENT APPEALS  
CITY OF STAMFORD and CITY OF  
STAMFORD

: MAY 18, 2020

**CITATION and RECOGNIZANCE**

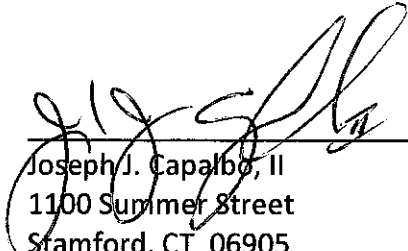
**TO THE MARSHAL OF THE STATE OF CONNECTICUT OR HIS DEPUTY WITHIN SAID FAIRFIELD COUNTY, GREETING:**

BY AUTHORITY OF THE STATE OF CONNECTICUT, You are hereby commanded to summon the Board of Assessment Appeals of the City of Stamford and the City of Stamford to appear before the Superior Court for the Judicial District of Stamford/Norwalk to be held at Stamford, 123 Hoyt Street, Stamford, Connecticut on June 23, 2020, said appearance to be made by the City of Stamford or its attorney by entering a written statement of appearance with the Clerk of said Court on or before the second day following the return day, then and there to answer unto the foregoing Application of APPLICANT/PLAINTIFF, Robert J. Valentine , 71 Wynnewood Lane, Stamford, Connecticut 06903.

APPLICANT/PLAINTIFF, Robert J. Valentine , 71 Wynnewood Lane, Stamford, Connecticut 06903 as Principal and Mario Musilli of 1100 Summer Street, Stamford, Connecticut 06905 as Surety, are hereby recognized as jointly and severally bound to the City of Stamford in the sum of \$500.00 conditioned that the Applicant shall prosecute its application to effect and comply with the orders and decrees of the Court.

Hereof fail not but of this Citation with your doings thereon, make due service and return.

Dated at Stamford, Connecticut this 18th day of May, 2020



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Joseph J. Capaldo, II  
1100 Summer Street  
Stamford, CT 06905  
Tel.: 203-324-8882  
Fax: 203-348-5600  
Juris No. 303863

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**APPLICATION**

TO THE SUPERIOR COURT in and for the Judicial District of Stamford/Norwalk at Stamford on JUNE 23, 2020, comes the Applicant/Plaintiff, Robert J. Valentine of 71 Wynnewood Lane, Stamford, Connecticut 06903 pursuant to Connecticut General Statutes Section 12-117a, appealing from the action of the City of Stamford Board of Assessment Appeals, and complains and says:

**EXCESSIVE VALUATION**

1. The Applicant, on October 1, 2019, was the owner of the certain real estate situated in the City of Stamford located at 71 Wynnewood Lane, Stamford, Connecticut 06903 and more particularly described in the Stamford Tax Assessors Records as Parcel ID: 003-9598.

2. On October 1, 2019 the Assessor of the City of Stamford assessed the aforesaid real estate as follows:

|             | <u>Improvements</u> | <u>Land</u>  | <u>Total</u>   |
|-------------|---------------------|--------------|----------------|
| Appraisal:  | \$1,125,130.00      | \$354,100.00 | \$1,479,230.00 |
| Assessment: | \$787,590.00        | \$247,870.00 | \$1,035,460.00 |

3. All property in the City of Stamford is required to be valued at 70% of its true and actual valuation on the assessment date.

4. The valuation placed upon the Applicant/Plaintiff's property by the Tax Assessor exceeded the percentage of its true and actual value on the assessment date and the valuation was grossly excessive, disproportionate and unlawful.

5. The Applicant or its attorney or agent appealed to the Stamford Board of Assessment Appeals claiming to be aggrieved by the action of the Assessor and offered to be sworn and answer all questions concerning the property but the Stamford Board of Assessment Appeals denied the Applicant's appeal for relief and made no changes to the valuation.

6. On or about July 1, 2020 and thereafter the Applicant will pay the Tax Collector of the City of Stamford in whole or in part, under protest, the amount of taxes set forth for said property on the basis of the aforesaid excessive assessment.

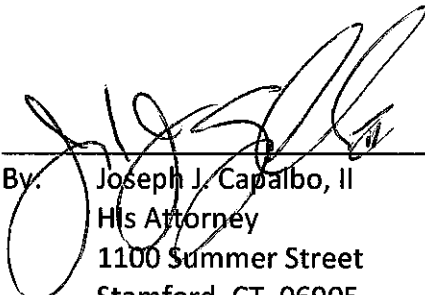
7. The Applicant is aggrieved by the aforesaid excessive assessment on said property.

WHEREFORE, the Applicant appeals from the actions and ruling of the Stamford Board of Assessment Appeals and prays:

1. That the assessment of said land and buildings be reduced equitably and proportionately in accordance with the percentage of true and actual valuation as required by statute to be used by the assessor and/or the Stamford Board of Assessment Appeals.
2. Reimbursement from the City of Stamford of the excess of taxes paid by the Applicant above those justly due on said List of October 1, 2019.
3. Interest on such excess taxes paid and costs.
4. Such other and further relief as the Court may appear just, reasonable and equitable.

Dated at Stamford, Connecticut this 18th day of May, 2020

THE APPLICANT:  
ROBERT J. VALENTINE

  
By: \_\_\_\_\_  
Joseph J. Capalbo, II  
His Attorney  
1100 Summer Street  
Stamford, CT 06905  
Tel.: 203-324-8882  
Fax: 203-348-5600  
Juris No. 303863